



STATE OF WASHINGTON
Department of Community, Trade & Economic Development
Office of Manufactured Housing



Manufactured Home Installation Inspection Checklist

- Yes No **Installer Certification**
- ☐ ☐ If present during inspection, has the supervising installer shown proof of certification?
- ☐ ☐ One or more Installer Certification Tags attached to the home indicating all installation work performed by a certified installer? *(Not required for work performed by homeowner.)*
- Yes No **Site Preparation**
- ☐ ☐ Is the home site properly graded and sloped to prevent water from collecting under the home? (e.g. 1/2 inch per foot for minimum of 10 feet around home.)
- ☐ ☐ If home is pit set and/or on a sloping site, is natural drainage adequately diverted to prevent water from collecting under home?
- Yes No **Installation Instructions**
- ☐ ☐ Are the manufacturer's installation instructions, instructions of an engineer or architect, or ANSI A225.1 –1994 ed. (for relocated homes) available for use during inspection?
- Yes No **Foundation & Support Piers**
- ☐ ☐ Do clearances under the home meet the requirements of WAC296-150M-0610(g)? 18 inches beneath at least 75% of the lowest member of the main frame and no less than 12 inches anywhere under the home.
- ☐ ☐ If applicable, are pre-poured concrete runners or full slabs placed to the minimum thickness required by: 1) home manufacturer's instructions, 2) instructions of an engineer or architect, 3) ANSI A225.1 –1994 ed. (for relocated homes)?
- ☐ ☐ Do footings (individual pads, runners, or slabs) meet the local frost-depth requirements?
- ☐ ☐ Are foundation pier pads and support piers sized and placed according to the specifications set forth in the: 1) home manufacturer's instructions, 2) instructions of an engineer or architect, or 3) ANSI A225.1 – 1994 ed. (for relocated homes)?
- ☐ ☐ If prefabricated piers are used, are the piers installed according to the pier manufacturer's instructions? Has engineering documentation been provided?
- ☐ ☐ Are concrete piers shimmed and wedged so all piers make equal contact with the home? Or, are metal piers adjusted and connected so all piers make equal contact with the home?
- ☐ ☐ Is the home level?
- ☐ ☐ If an engineered full foundation system is installed, is the installation according to the system manufacturer's instructions? Has engineering data been supplied?
- Yes No **Anchoring**
- ☐ ☐ Are anchors spaced according to: 1) home manufacturer's installation instructions, 2) the instructions of an engineer or architect, or 3) ANSI A225.1 – 1994 ed. (for relocated homes); **and** are they installed according to the equipment manufacturer's instructions?

Over

- ☐ ☐ If an earthquake resistant bracing system is installed, is the installation according to the equipment manufacturer's instructions? Has engineering data been supplied? *(The requirement to use earthquake resistant bracing systems is set by the local jurisdiction.)*

Yes No

Skirting

- ☐ ☐ Are skirting vents installed according to the home manufacturer's instructions? Or, do vents have a net area of not less than one square foot for each 150 square feet of under floor area as set out in WAC 296-150M-0610(1)(d)(ii)? *(Homes sited in flood plains: Local jurisdictions determine venting requirements.)*
- ☐ ☐ Is skirting made of materials suitable for ground contact?
- ☐ ☐ Is skirting recessed behind the siding or trim?
- ☐ ☐ Is an access opening of not less than 18 x 24 inches located so that all areas under the home are available for inspection? Is it covered with a sufficient access cover?

Yes No

Other

- ☐ ☐ Is a ground cover installed? (Minimum 6 mil black polyethylene or equivalent per WAC 296-150M-0610 (1)(k), not required for full concrete slab with minimum thickness of three and one-half inches.)
- ☐ ☐ Are the structural connections of the home sections made per the manufacturer's instructions?
- ☐ ☐ Is the heating crossover duct connected properly?
- ☐ ☐ Is the heating crossover duct supported off the ground?
- ☐ ☐ Are the plumbing water and waste crossovers connected properly?
- ☐ ☐ Is the drain pipe supported according to the manufacturer's installation instructions?
- ☐ ☐ If under floor plumbing was shipped-loose, is it installed according to the instructions provided by the home manufacturer? *NOTE: Any deviation from the home manufacturer's original design and instructions is considered an alteration to be permitted and inspected by Department of Labor and Industries and must be completed by a certified plumber.*
- ☐ ☐ If jurisdiction completes electrical inspection, is the electrical crossover connected properly?
- ☐ ☐ Are all holes and tears in the belly fabric patched in an approved manner?
- ☐ ☐ If required, where a wood or pellet stove is installed, is it blocked? Is the combustion air vented to the crawl space or exterior of the home?
- ☐ ☐ Is the dryer vented to the exterior and 1) does it comply with the dryer manufacturer's specifications; or 2) is metal with smooth interior surfaces used?
- ☐ ☐ Has the testing of water lines, waste lines, and gas lines been verified with the installer?
- ☐ ☐ Are heat pump and air conditioning condensation lines extended to the exterior of the home?
- ☐ ☐ Is the water heater pressure relief valve terminated to the exterior and then down?
- ☐ ☐ Is water piping protected against freezing per the home manufacturer's instructions? Or is a heat tape listed for use with manufactured homes installed per the tape manufacturer's instructions?

*This check list was prepared by The Office of Manufactured Housing, PO Box 42525, Olympia, Washington 98504-2525
If you have comments regarding this check list, or have questions regarding installation of manufactured homes in Washington State, please contact the Manufactured Home Installer Program at 360-725-2957 or leave a message on our toll-free number 800-964-0852 (option 4).*